

REPORT TO: HOUSING COMMITTEE – 17 FEBRUARY 2003

REPORT ON: SURPLUS FLATS AT 65-69 AND 87-97 ST. FILLANS ROAD,
DUNDEE AND DEMOLITION OF CARNEGIE SQUARE

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 75-2003

1. PURPOSE OF REPORT

1.1. To bring forward proposals for the demolition of 54 flats at St. Fillans Road, Dundee (see Appendix 1) and 61 properties at 1-61 Carnegie Square, Dundee, (see Appendix 1A).

1.2. Approval of this report will contribute towards the achievement of the following Corporate Plan objective:

'Tackle poor living conditions which are unpopular within communities, and take action to help residents put the heart back into their communities and provide quality housing and choice'.

2. RECOMMENDATIONS

2.1. 65-69 and 87-97 St. Fillans Road, Dundee.

It is recommended that Committee:

2.1.1. Agrees that the 54 flats at 65-69 and 87-97 St. Fillans Road, are surplus to requirements and should be demolished.

2.1.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants, outlined in Appendix 2, together with the statutory home loss payment of £1,500.

2.1.3. Remit the City Engineer to prepare tenders and seek offers for demolition and permanent post demolition treatment at the appropriate time.

2.2. 1-61 Carnegie Square, Dundee.

It is recommended that Committee:

2.2.1. Agree that the 61 properties at 1-61 Carnegie Square, are surplus to requirements and should be demolished.

2.2.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants as outlined in Appendix 2, together with the Statutory Home Loss Payment of £1,500.

2.2.3. Approve, in principle, the repurchase of the 4 owner occupied properties, remit the Director of Economic Development to enter into negotiations with the owners on a 'without prejudice' basis and remit the Director of Housing to award the appropriate financial and rehousing package. (See Appendix III).

- 2.2.4. Remit the City Engineer to prepare tenders and seek offers of demolition and post demolition treatment at the appropriate time.
- 2.2.5. Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.
- 2.2.6. Remit the Director of Housing to bring forward a report on the Maxwelltown Estate, which considers options for sustainability and stabilisation.

3. FINANCIAL IMPLICATIONS

- 3.1. Costs associated with these proposals are:

Address	Rehousing Costs	Demolition and Post Demolition Costs
65-69 and 87-97 St. Fillans Road	£64,500	£145,500
1-62 Carnegie Square	£39,000	£164,400

These costs will be met from an allowance made in the 2002/2003 HRA Planned Maintenance Budget.

- 3.2. Allowances for the repurchase of 4 properties plus homeloss and disturbance payments have been made in the 2003/2004, HRA Planned Maintenance Estimates. Specific details of these implications are outlined in an Agenda Note to this Committee which is on the confidential section of the agenda.
- 3.3. Should allowances not be incurred for 3.1 and 3.2 in the years stated, allowances will be made in subsequent HRA Planned Maintenance Estimates.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.
- 4.2. Unwanted and structurally poor housing will be removed.

5. EQUAL OPPORTUNITIES IMPLICATIONS

A commitment is made to involving and consulting target groups on all issues which affect them.

6. BACKGROUND

6.1. St. Mary's Estate

Over the last 10 years the St. Mary's Estate has shown an overall visual decline which is now having an effect on the sustainability of some of its tenement properties and the local environment.

There is a lack of demand in particular for both mainstream and sheltered tenement properties in the area. Previous letting initiatives have failed and a review of performance shows a steady increase in voids, turnover and repair/relet costs.

Vandalism, untidiness, trespassing, parking and lack of play facilities and youth facilities are also leading in the decline of the estate. There is an active residents group in the area, namely St. Mary's Association of Residents and Tenants (SMART) and the above issues have been discussed in detail at local meetings.

6.1.1. **Action to Date**

There are a number of ongoing problems and requests from the local elected member and the local residents for some positive action in the area. A strategy will be developed in partnership with stakeholders to explore remedial actions and identify potential funding streams.

6.2. **65-69 and 87-97 St. Fillans Road**

6.2.1. Properties Details

BLOCK NO.	NO. OF FLATS	VOID	NO. SEEKING REHOUSING	3-APTS.	4-APTS.
65	6	1	0	4	2
67	6	2	1	4	2
69	6	1	1	4	2
87	6	2	1	4	2
89	6	0	3	4	2
91	6	0	2	4	2
93	6	1	1	4	2
95	6	3	2	4	2
97	6	1	1	4	2
TOTAL	54	11	12	36	18

6.2.2. A review of St. Fillans Road was carried out on 20 January 2003. Please refer to attached Appendix IV. There are no owner occupiers.

6.2.3. Despite previous investment and management initiatives it has proved very difficult to manage the properties due to recurring vandalism from non-resident parties. Vandalism is continuous and persistent and action taken by the Area Office in conjunction with other agencies has proved ineffective in reducing it. This is causing a continual drain on repairs and maintenance budgets and it is felt that additional capital investment would not make any significant difference in either the short or long term.

6.2.4. The properties at 65-69 and 87-97 St. Fillans Road, meet 4 out of the 5 current criteria for the identification of 'at risk' housing.

6.3. **Maxwelltown Estate**

6.3.1. Over the last 10 years a number of measures have been taken to deal with the decline in demand for housing within the Maxwelltown estate. This involved capital investment as well as management initiatives which, for a period, went some way towards improving the perception and living conditions within the area.

Looking at recent management indicators, the annual turnover rate for the area is around 37% and the voids are in the region of 7% which confirms that the previous measures have not improved the long term stability of the estate.

A review of the area is to be undertaken and a report brought back to Committee providing a range of potential options which could assist the sustainability and stability of the area.

6.4. **1-61 Carnegie Square**

6.4.1. There is no sustainable demand for these properties and the voids have consistently been greater than 5% over the last 6 months. There are currently 31 properties void leaving 26 occupied by tenants and 4 owner occupiers. The properties comprise of deck access flats and maisonettes and the style and design prove unpopular and difficult to let. Further capital investments in the flats has been deemed uneconomical as it would do little to change or improve the popularity of this type of housing. Finally, the location of the site is within the central area of the city and would provide an excellent location for redevelopment.

6.4.2. The properties at 1-61 Carnegie Square, meet all 5 current 'at risk' housing criteria.

7. **CONSULTATION**

7.1. **65-69 and 87-97 St. Fillans Road, Dundee.**

7.1.1. The following have been consulted:

- The Chief Executive, Directors of Support Services, Finance, Economic Development, Planning & Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.
- St. Mary's Association of Residents and Tenants.
- The local Elected Member.

7.1.2. A meeting has been held with the tenants living in the flats at St. Fillans Road.

The outcome of the meeting will be reported to the Committee by the Director of Housing.

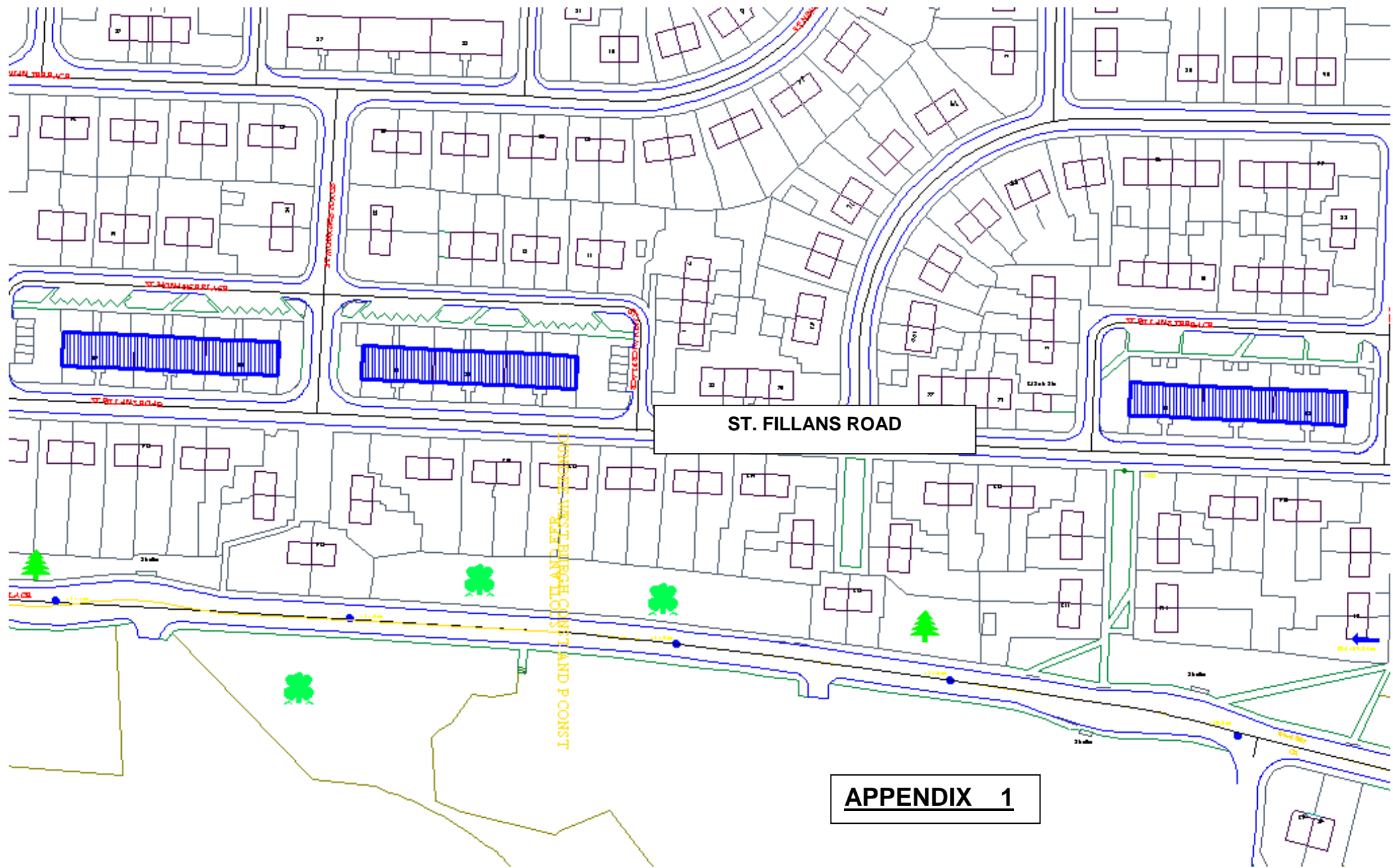
7.2. **1-61 Carnegie Square**

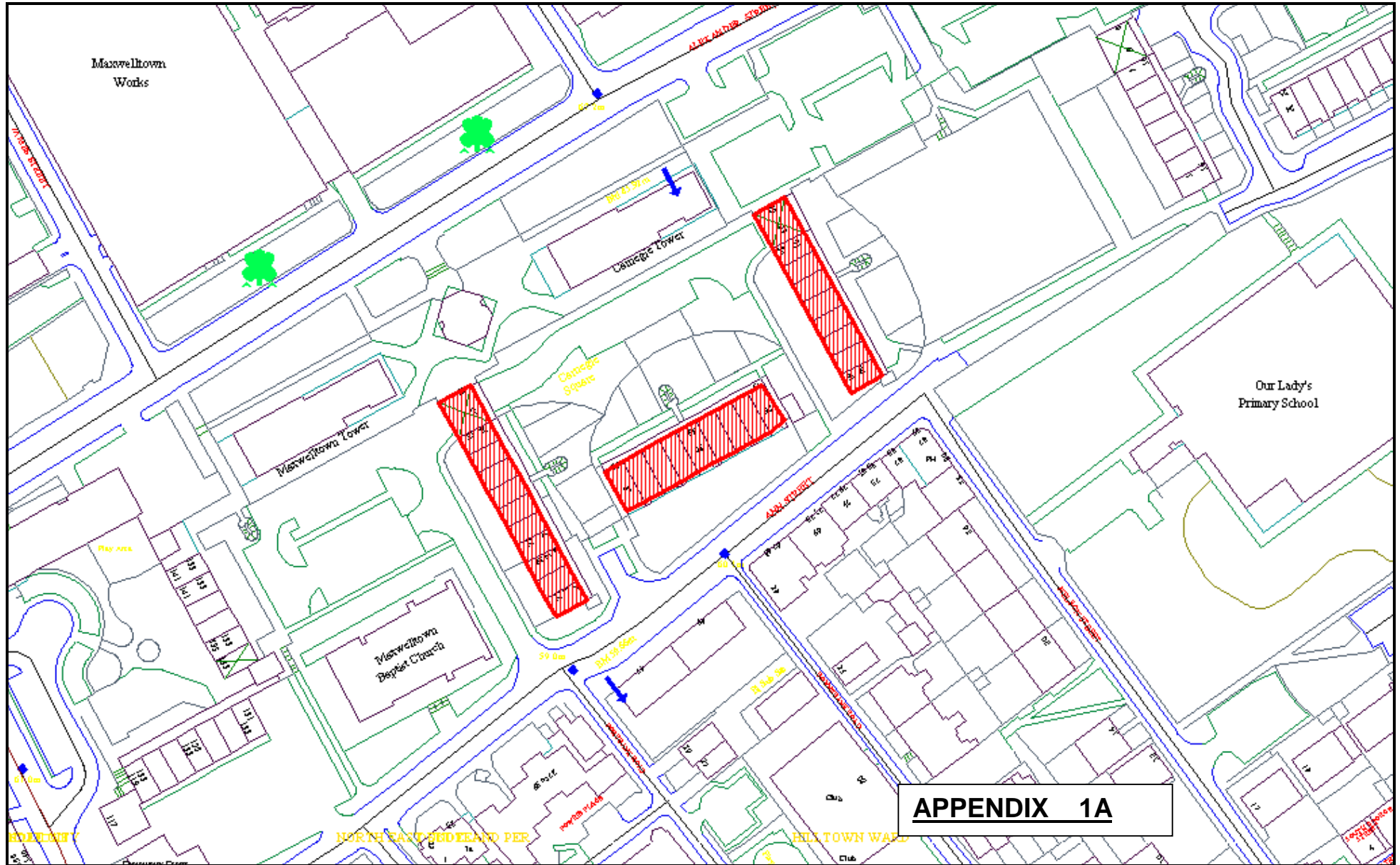
7.2.1. The following have been consulted:

- The Chief Executive, Directors of Finance, Support Services, Economic Development, Planning & Transportation and Corporate Planning have been consulted.
- All the residents of 1-61 Carnegie Square have been consulted and no objections have been received.
- The local Elected Member has been consulted.
- The Dundee Federation of Tenants Associations has been consulted.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

(29 January 2003)





REHOUSING PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

- 1) Under the House Letting Regulations currently in place, tenants will be given the following rehousing priority:
 - I) The housing offered will be up to medium demand.
 - II) The offer of housing will be within the same management area as their house which is approved for demolition.
 - III) The offer of medium demand housing will be of a similar size and type to that which the householder is vacating, unless there is a demonstrable need for housing which is of a different size or type.
 - IV) Where no medium demand housing suitable to the needs of a household is available (or cannot be expected to become available within a reasonable timescale) within the same management area as that which is being vacated, then they may be offered medium demand housing in another management area to suit their needs. This housing will be of a similar level of demand to that which they would have been offered in their own management area.
 - V) Households who accept a redevelopment transfer on a like to like basis (i.e. it does not meet a housing need as defined by the Letting Regulations and in a similar size and type of housing) will retain any points accrued by a valid application for rehousing submitted prior to the redevelopment transfer. Households who accept like to like transfers will also retain the date of entry to the house which is to be demolished.
 - VI) Households who accept a redevelopment transfer which is to housing which meets a 'housing need' (as defined by the House Letting Regulations) will not retain any points accrued on an application for rehousing submitted prior to the redevelopment transfer.
- 2) Tenants will be eligible for a Statutory Home Loss payment of £1,500.

COMPENSATORY PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

1

- i) Owners occupying housing which has been approved for demolition by the Council will be offered alternative Council housing which is up to medium demand (a redevelopment transfer).
- ii) The offer of housing will be within the same management area as their house which is approved for demolition.
- iii) The offer of medium demand housing will be of a similar size and type to that which the householder is vacating, unless there is a demonstrable need for housing which is of a different size and type.
- iv) Where no medium demand housing suitable to the needs of a household is available (or cannot be expected to become available within a reasonable timescale) within the same management area as that which is being vacated, then they may be offered medium demand housing in another management area to suit their needs. This housing will be of a similar level of demand to that which they would have been offered in their own management area.
- v) Households who accept a redevelopment transfer on a like to like basis (i.e. it does not meet a housing need as defined by the Letting Regulations and in a similar size and type of housing) will retain any points accrued by a valid application for rehousing submitted prior to the redevelopment transfer. Households who accept like to like transfers will also retain the date of entry to the house which is to be demolished for application of the 'six year rule'.
- vi) Households who accept a redevelopment transfer which is to housing which meets a 'housing need' (as defined by the House Letting Regulations) will not retain any points accrued on an application for rehousing submitted prior to the redevelopment transfer. The date of entry to the house accepted under the redevelopment transfer will be used for application of the six year rule.

- 2 Director of Economic Development will enter into preliminary discussions to repurchase the remaining one privately owned property with the owner on a 'without prejudice' basis.
- 3 Statutory Home Loss payment, calculated at 10% of the owner's interest in the property, up to a maximum of £15,000 and a minimum of £1,500.
- 4 Statutory Disturbance Allowance as directed by the Director of Economic Development on an individual basis.

APPENDIX IV

65-69 and 87-97 ST. FILLANS ROAD

INVESTMENT

Replacement Windows
Heating Installation
Communal Cleaning

Environmental Improvements
to rear fencing, drying areas

Occupied Properties

Voids

All tenanted

As at 28 November 2002

6 voids – all held for Property Shop

TURNOVER

18.5% turnover over last year

RELET COSTS

High relet costs due to the state of the properties when tenants leave – also linked to high turnover.

MANAGEMENT PROBLEMS

- No demand – no waiting list.
- Rubbish being left out the back – not using bins.
- Often old mattresses, chairs etc. being left out – risk of being set on fire.
- Vandalism of fencing.
- General vandalism, graffiti.
- External damage to building – cracks appearing and widening.
- Vacant properties – Smashed windows, doors kicked in
 - Perspex used as a solution to glass being smashed but vandals able to remove this.
- Properties just cleaned by communal cleaning scheme and almost immediately messed up again.
- Gardens not taken care – rubbish dumped.

SOLUTION

It is the opinion of the Area Office Team and some local residents that the only realistic and practical solution to all the problems is demolition of all the tenement blocks in St. Fillans Road. The poor condition of the blocks is degrading the surrounding area despite investment internally and externally.

RECOMMENDATION

It is recommended that a report be prepared for Management Team to take forward the proposal for demolition to the Housing Committee.